| 177.0 | 0002 | 0005.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 846,700 / 846,700 |
| | | | | | USE VALUE: | 846,700 / 846,700 |
| | | | | | ASSESSED: | 846,700 / 846,700 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 177 | | SYLVIA ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | LOVETT CHARLES J |
| Owner 2: | LOVETT JENNIFER O |
| Owner 3: | |
| Street 1: | 177 SYLVIA STREET |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | LOVETT CHARLES J - |
| Owner 2: | - |
| Street 1: | 177 SYLVIA STREET |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 6,130 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1959, having primarily Wood Shingle Exterior and 2095 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6130.000 | 424,000 | | 422,700 | 846,700 |
| Total Card | 0.141 | 424,000 | | 422,700 | 846,700 |
| Total Parcel | 0.141 | 424,000 | | 422,700 | 846,700 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 404.15 | /Parcel: 404.1

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 119348

**GIS Ref**

**GIS Ref**

**Insp Date** 07/20/18

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 177.0-0002-0005.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 424,000 | 0 | 6,130. | 422,700 | 846,700 | 846,700 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 316,700 | 0 | 6,130. | 416,700 | 733,400 | 733,400 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 313,100 | 0 | 6,130. | 320,100 | 633,200 | 633,200 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 313,100 | 0 | 6,130. | 302,000 | 615,100 | 615,100 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 313,100 | 0 | 6,130. | 277,800 | 590,900 | 590,900 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 305,700 | 0 | 6,130. | 259,700 | 565,400 | 565,400 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 305,700 | 0 | 6,130. | 239,100 | 544,800 | 544,800 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 305,700 | 0 | 6,130. | 239,100 | 544,800 | 544,800 | | 12/13/2012 |

!13861!

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 03:45:22 |

**LAST REV**

| Date | Time |
|---|---|
| 08/21/18 | 09:13:40 |

apro

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13861

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| LOVETT CHARLES | 40518-33 | | 8/19/2003 | Family | | No | No | | |
| QUINN JOHN | 31116-227 | | 2/7/2000 | Family | 215,000 | No | No | | |
| | 4537-379 | | 1/1/1901 | | | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 119348 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 1/25/2013 | 126 | Manual | 29,940 | C | | | | |
| 10/5/2010 | 2089 | Manual | 10,000 | | | | | FRONT ENTRY REDO |
| 7/27/2010 | 891 | Manual | 15,000 | | | | | FRONT STEPS |
| 12/21/2006 | 1108 | Sun Room | 15,000 | | | G8 | GR FY08 | construct sunroom- |
| 11/17/2006 | 1006 | Manual | 500 | | | | | install wood burni |
| 10/18/2001 | 915 | Addition | 65,000 | C | | | | ADD 2ND FLOOR ADDI |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 7/20/2018 | MEAS&NOTICE | BS | Barbara S |
| 5/17/2013 | Info Fm Prmt | EMK | Ellen K |
| 1/5/2009 | Entry Denied | 345 | PATRIOT |
| 5/22/2002 | Permit Visit | PM | Peter M |
| 1/6/2000 | Mailer Sent | | |
| 1/4/2000 | Measured | 276 | PATRIOT |
| 12/1/1981 | | GP | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6130 | | Sq. Ft. | Site | | 0 | 70. | 0.99 | 6 | | | | | | | | | 422,732 | | | | | | 422,700 | |

Total AC/HA: 0.14073 | Total SF/SM: 6130 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 422,732 | Spl Credit | Total: 422,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | 8 - Brick Veneer | 5 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GREEN W/ RED BRICK | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1959 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G12 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | Yes | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | 1 | Rating: | Good |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.15119326 |
| Const Adj.: | 1.00139987 |
| Adj $ / SQ: | 144.101 |
| Other Features: | 112007 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 520924 |
| Depreciation: | 96892 |
| Depreciated Total: | 424032 |

## COMMENTS

OF=OUTDOOR SINK IN PATIO AREA.

## RESIDENTIAL GRID

| | | | |
|---|---|---|---|
| 1st Res Grid | Desc: Line 1 | # Units: | 1 |

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Totals | RMs: | 8 | BRs: | 4 | Baths: | 1 | HB 1 |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | 2001 |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 4 | M |
| Totals | | | |
| 1 | 8 | 4 | |

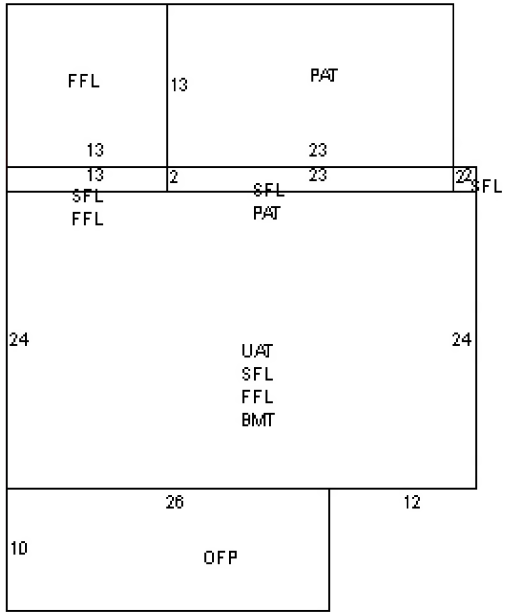
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 158.51 |
| Special Features: | 0 | Val/Su Net: | 110.42 |
| Final Total: | 424000 | Val/Su SzAd | 202.39 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,107 | 144.100 | 159,519 |
| SFL | Second Floor | 988 | 144.100 | 142,371 |
| BMT | Basement | 912 | 43.230 | 39,426 |
| PAT | Patio | 345 | 3.340 | 1,153 |
| OFP | Open Porch | 260 | 22.880 | 5,948 |
| UAT | Upper Attic | 228 | 57.640 | 13,142 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,840 | | | Total: | 361,559 |
| Size Ad | 2095 | Gross Are | 4524 | FinArea | 2095 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

177.0-0002-0005.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|